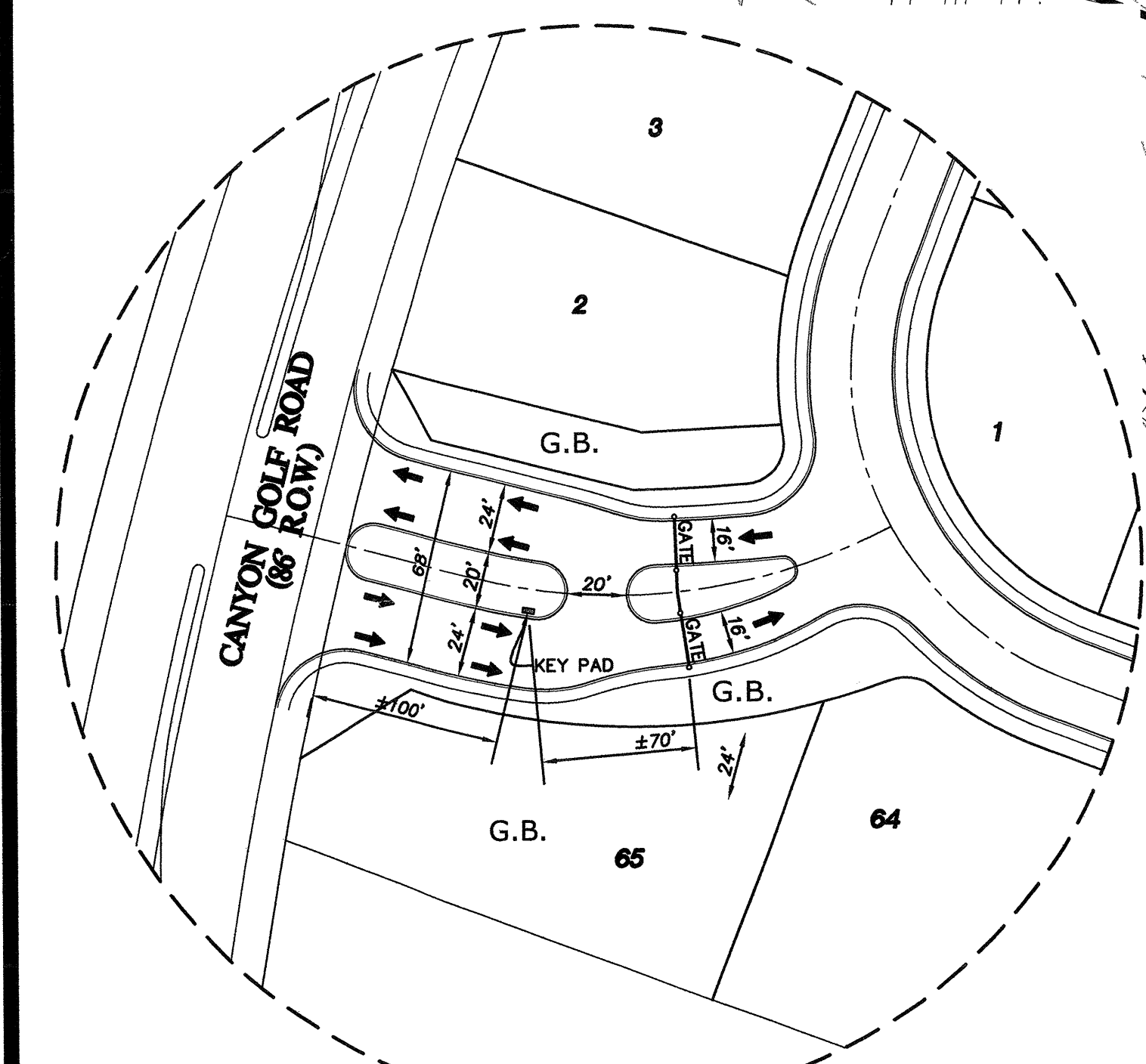
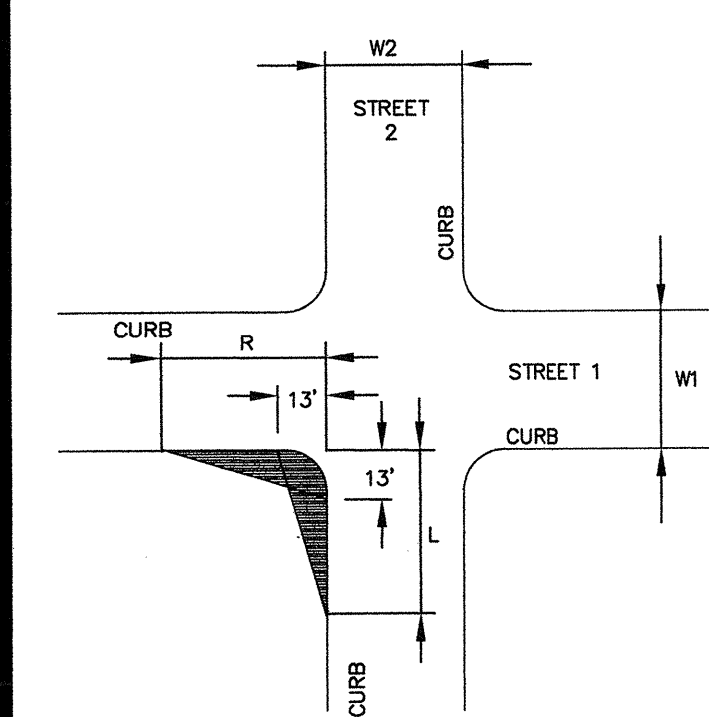


LOCATION MAP
N.T.S.

**BEAR COUNTY CLEAR VISION
STATEMENT:**

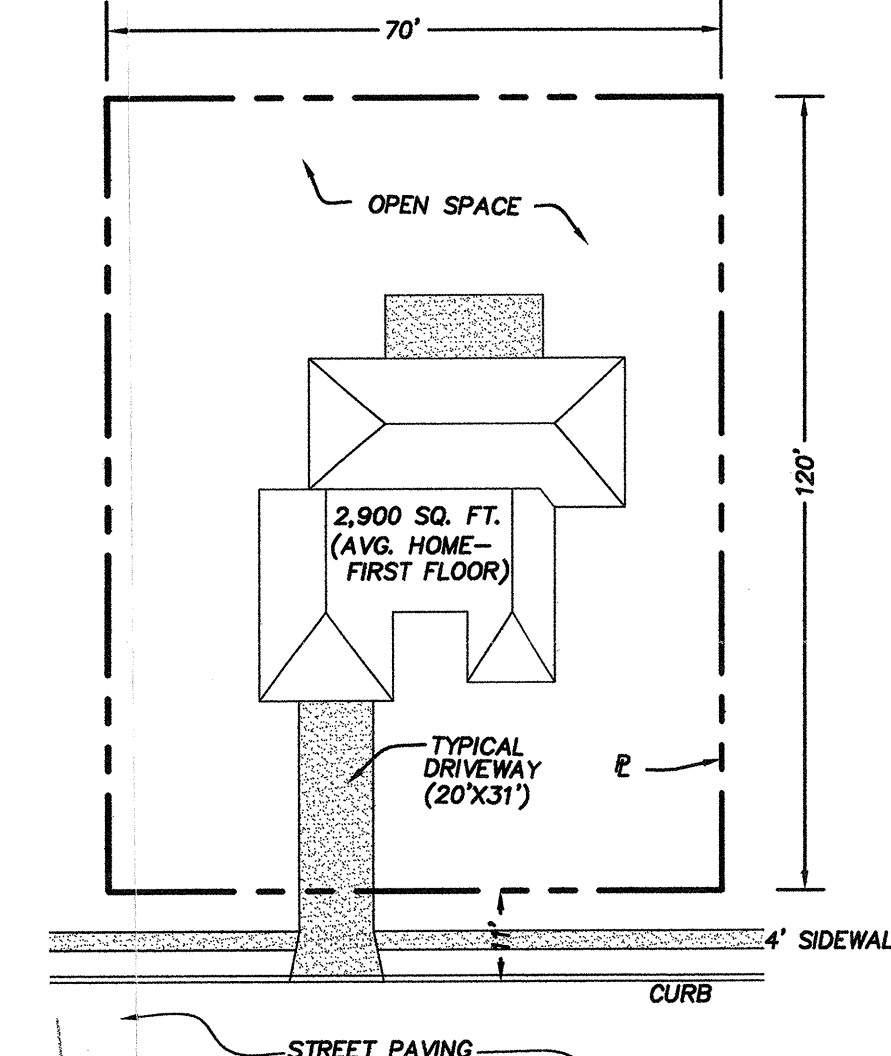
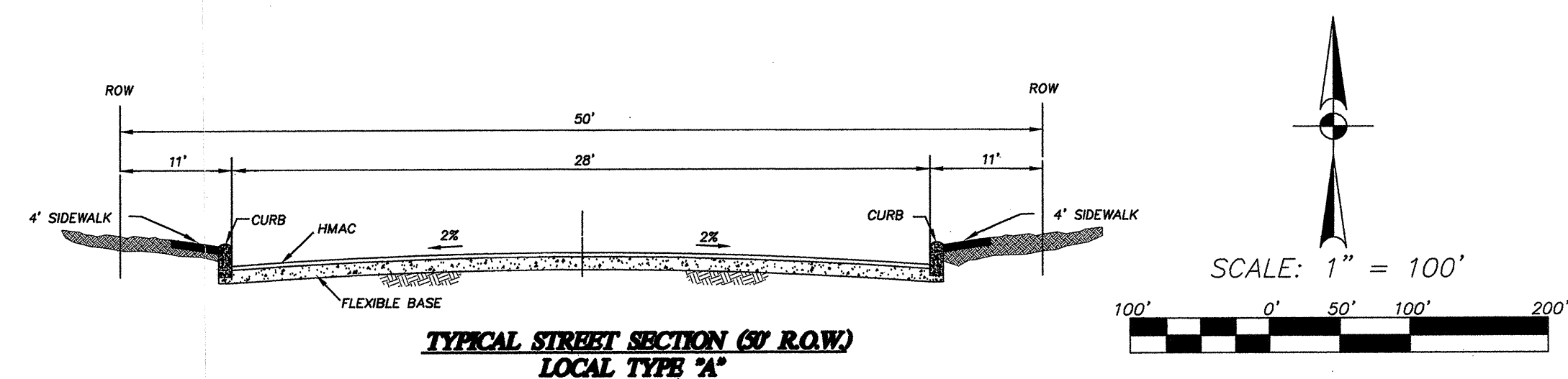
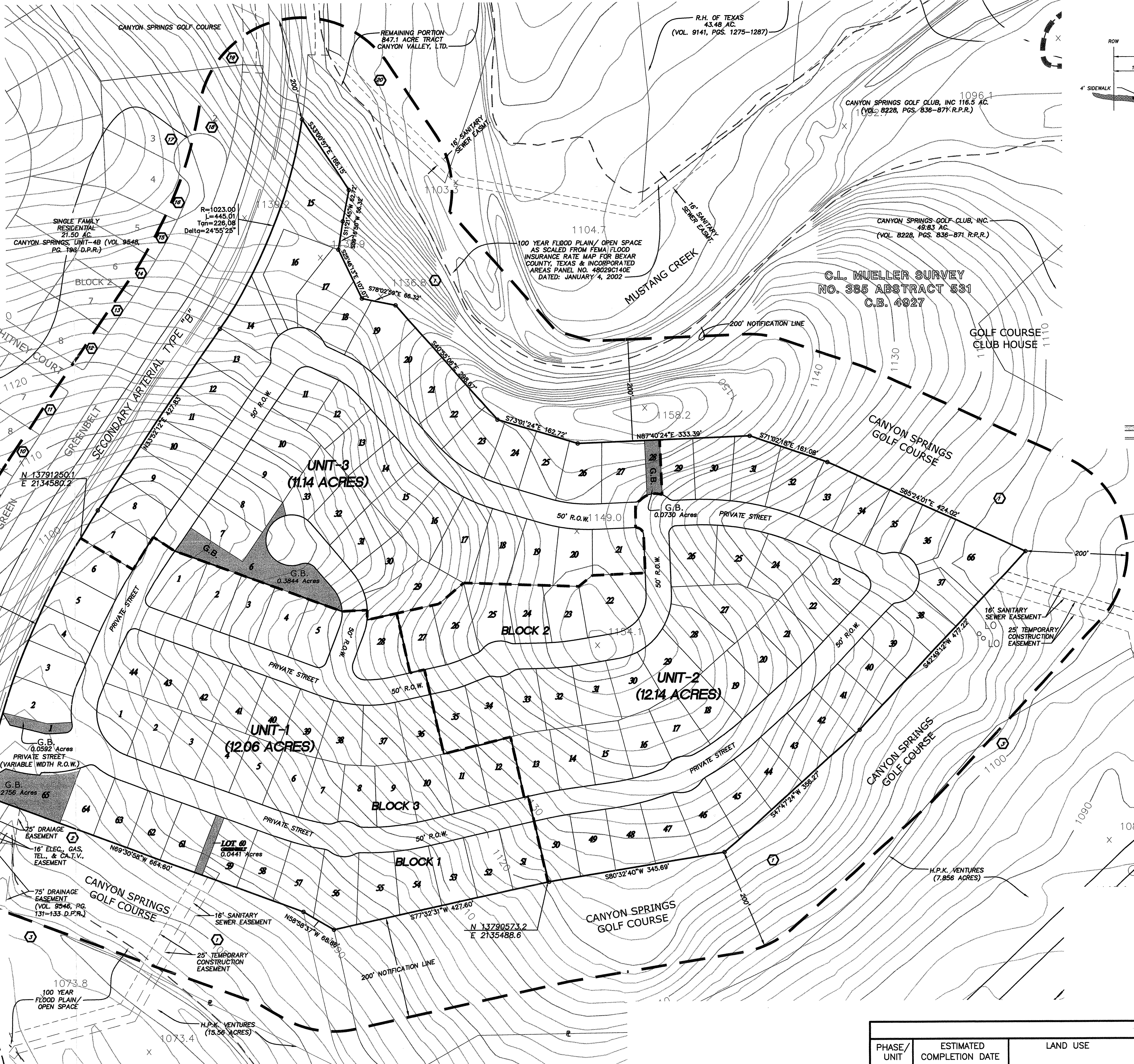
CLEAR VISION CALCULATIONS WILL
BE BASED ON AASHTO CASE NO. B
(INTERSECTIONS WITH STOP
CONTROL ON THE MAIN ROAD).
EASEMENTS TO BE SHOWN ON
INDIVIDUAL PLATS WHEN
SUBMITTED.



ENTRANCE DETAIL
1"=50'

PUD PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____



- NOTES:**
1. FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREET NOTES ARE AS INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 15-1138.
 6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.U. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
 8. ALL PROPERTY SHOWN AS GREENBELT /COMMON AREA WILL BE PASSIVE OPEN SPACE.
 9. HOMEOWNERS IN SAN MIGUEL SUBDIVISION DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAT APPROVALS AND ANNEXATION BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION.
 10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

NOTES:

1. THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON A 3.29-ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 128-130A OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

NOTE:
THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.

OWNER/ DEVELOPER: TRAUTMANN DEVELOPMENT, LTD.
1202 DEL MAR BLVD.
SUITE 6
LAREDO, TX. 78045
OFFICE: (956) 717-2426
FAX: (956) 717-2546

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

LEGEND

GREENBELT /PRIVATE COMMON AREA

PROPERTY OWNER KEY (REF. FUEL MAILING LIST FOR OWNER INFORMATION)

SPONSORING GEOLOGIC FEATURES:
IN ACCORDANCE WITH A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS AND INCLUDED IN THE WATER POLLUTION ABATEMENT PLAN FOR THIS PROJECT, THERE ARE NO SENSITIVE GEOLOGIC FEATURES WITHIN THE LIMITS OF THIS PLANNED UNIT DEVELOPMENT.

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)								
PHASE/UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)
1	SEPT. 2002	SINGLE FAMILY RESIDENTIAL	12.06	45	3.7	3.64	2.12	6.30
2	SEPT. 2003	SINGLE FAMILY RESIDENTIAL	12.14	51	3.9	4.12	1.89	6.13
3	SEPT. 2004	SINGLE FAMILY RESIDENTIAL	11.14	41	3.7	3.31	1.39	6.44
TOTALS/AVERAGE			35.34	137	3.8	11.07	5.40	18.87

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	137
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.8
FLOOR AREA RATIO	0.251
PASSIVE OPEN SPACE (ACRE)	0.8363

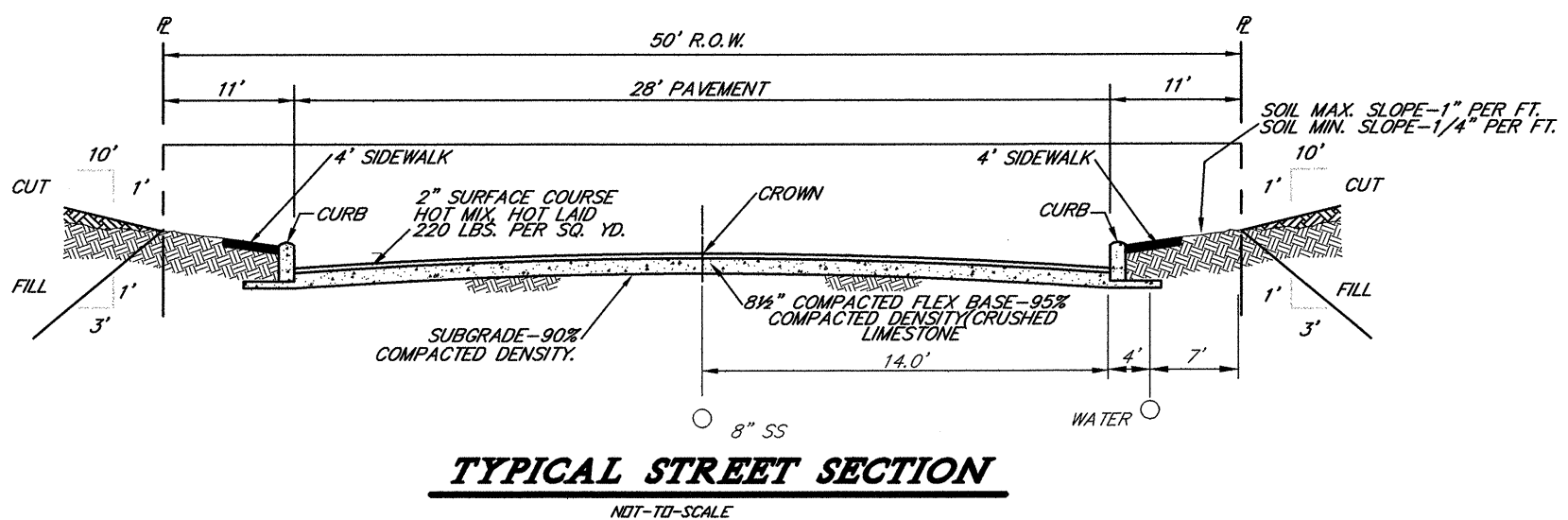
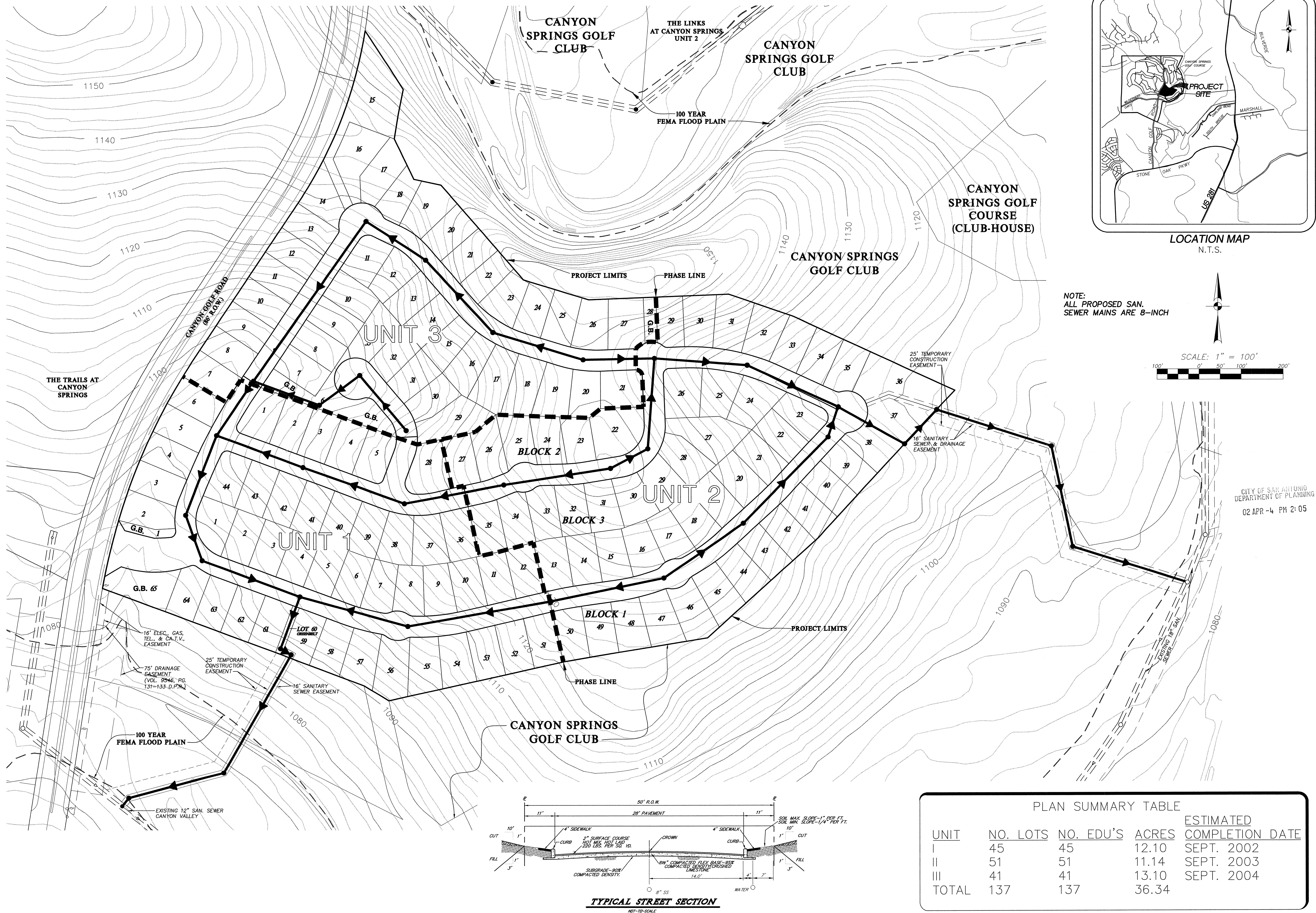
SAN MIGUEL SUBDIVISION (UNITS 1, 2, & 3) P.U.D. / M.D.P. PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
MARCH, 2002
JOB NO. 5409-25

POADP REVISION HISTORY		
POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
SAN MIGUEL SUBDIVISION	427-H	

Date: Apr 04, 2002, 7:21am User: ID: ilazano
File: P:\54\08\20\Design\Civil\MS540920.dwg



PLAN SUMMARY TABLE				ESTIMATED	
UNIT	NO. LOTS	NO. EDU'S	ACRES	COMPLETION	DATE
I	45	45	12.10	SEPT. 2002	
II	51	51	11.14	SEPT. 2003	
III	41	41	13.10	SEPT. 2004	
TOTAL	137	137	36.34		

REVISIONS

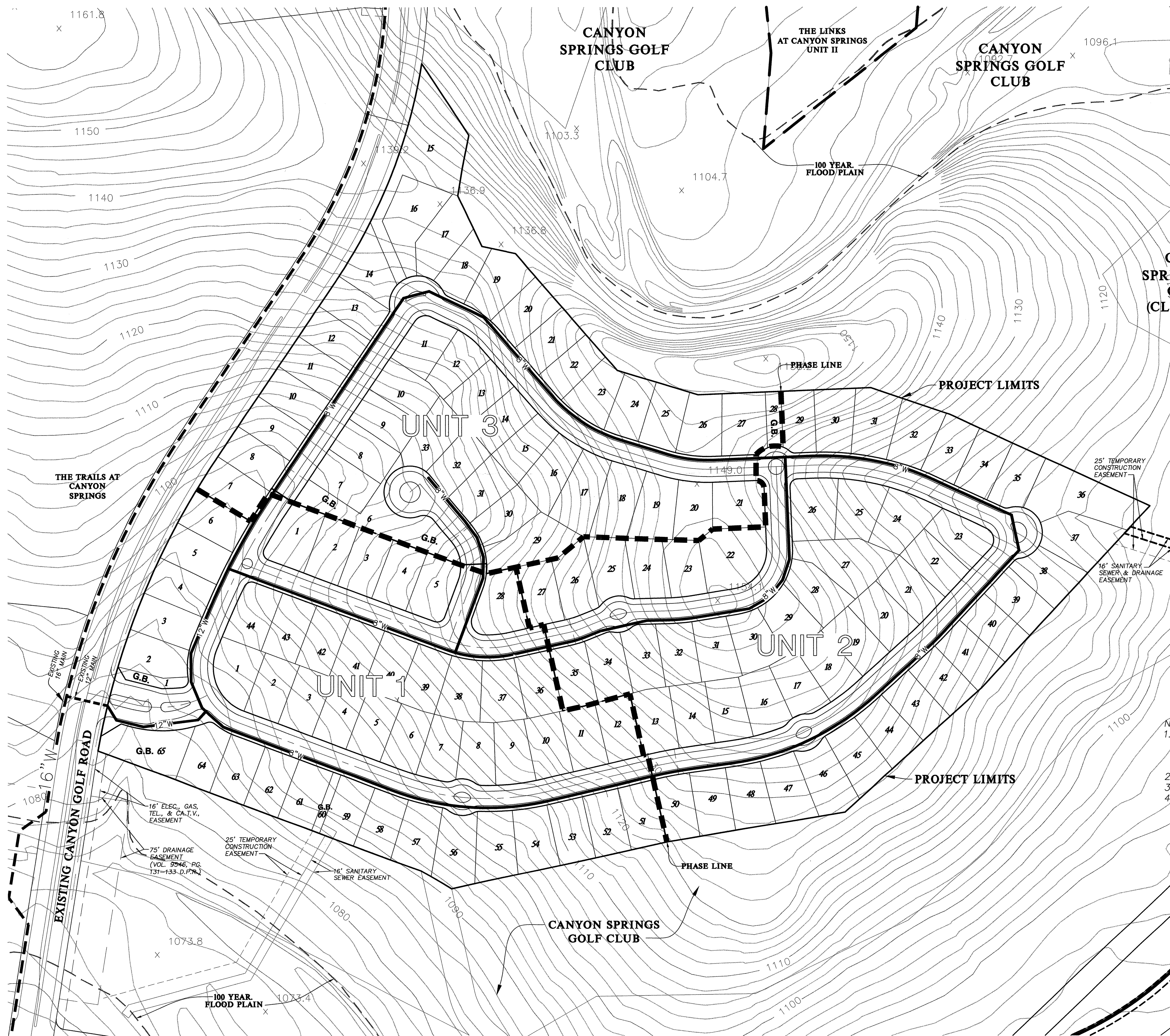
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.0000 FAX: 210.375.8010

SAN MIGUEL SUBDIVISION
(PLANNED UNIT DEVELOPMENT)
MASTER SANITARY SEWER PLAN

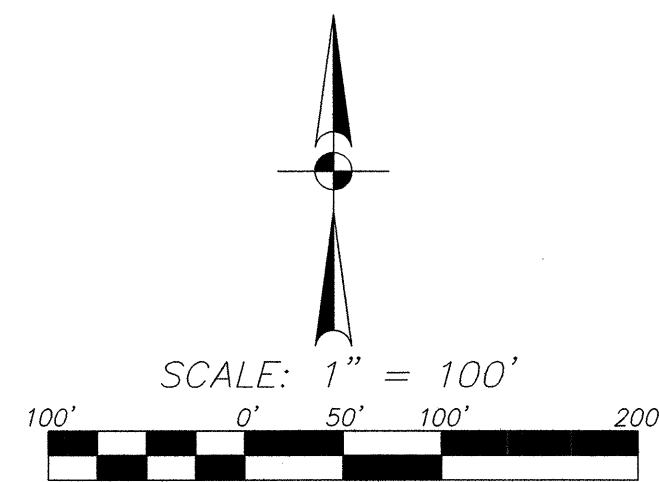
PLAT NO.
020167

JOB NO. 5409.20
DATE APRIL, 2002
DESIGNER W.R.
CHECKED D.T. DRAWN J.G.
SHEET 1 OF 1

Date: Apr. 03, 2002 12:52pm User: B. Ilazano
File: P:\SA\201\Design\Unit\MS20167.dwg



LOCATION MAP
N.T.S.



CANYON
SPRINGS GOLF
COURSE
(CLUB-HOUSE)

SUMMARY TABLE

UNIT	NO. LOTS	ACRES	ESTIMATED
			COMPLETION DATE
I	45	12.10	SEPT. 2002
II	51	11.14	SEPT. 2003
III	41	13.10	SEPT. 2004
TOTAL	137	36.34	

NOTES:

- SUBDIVISION IS LOCATED IN SERVICE LEVEL 11A.
 - STATIC GRADIENT ELEVATION 1400 FEET.
 - MAXIMUM GROUND ELEVATION 1270 FEET.
 - MINIMUM GROUND ELEVATION 1040 FEET.
- HOMEOWNER WILL NEED TO PROVIDE PRESSURE REDUCING VALVE FOR EACH LOT.
- NO FUTURE CONNECTIONS TO THIS UNIT ARE PLANNED.
- THIS PROJECT LIES WITHIN THE CANYON SPRINGS 90 ACRE-TRACT RE: SAWS WATER COMMITMENT A-8414

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM 2:05

REVISIONS:

PAPE-DAWSON
ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SAN MIGUEL SUBDIVISION

(PLANNED UNIT DEVELOPMENT)

MASTER WATER PLAN

PLAT NO.
020167

JOB NO. 5409.20

DATE APRIL, 2002

DESIGNER W.R.

CHECKED D.T. DRAWN J.G.

SHEET 1 OF 1

427h



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -4 PM 2: 04

Date Submitted:	Project ID Number: 427-H
------------------------	---------------------------------

Project Name: San Miguel Subdivision, Unit-1

Owner/Agent: Trautmann Development Phone: (956) 717-2426 Fax: (956) 717-2546

Address: 1202 DelMar Blvd., Suite 6, Laredo, Texas Zip code: 78045

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): Being 12.09 acres of land out of a 34.29 acre tract of land described in instrument recorded in Volume 9141, Pages 1298-1306 of the Official Public Records of Real Property of Bexar County, Texas out of the B. Staffel Survey No. 4, Abstract 945, County Block 4929, and the C.L. Muller Survey No. 385, Abstract 531, County Block 4928, all in Bexar County, Texas.

Existing zoning: N/A

Proposed zoning: N/A

(PUD Only) Linear feet of street: 5,833

☐ Private

☒ Gated

☐ Attached

☐ Public

☐ Un-Gated

☐ Detached

(PUD Only) Number of lots: 137 divided by acreage: 35.34 = Density: 3.8 Lots/Ac

(PUD Only) Total open space: 18.87 divided by total acreage: 35.34 = Open space: 53 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): Transmitter

(PUD Only) Construction start date: September 1, 2002

(PUD Only) X/Y coordinates at major street entrance: X: 98° 28' 45" Y: 29° 40' 45"

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 3

Council District: N/A School District: Comal Ferguson Map Grid: 483/A2

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -4 PM 2:04

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Canyon Springs Valley No. 427-B

Is there a corresponding PUD for this site? Name San Miguel Subdivision, Unit-1 No. Pending

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Del Trautmann Signature: 

Date: _____ Phone: (956) 717-2426 Fax: (956) 717-2546

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM 2:04

- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM 2: 04

- ☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- ☒ Traffic Impact Analysis (section 35-502).
- ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☒ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001



CITY OF SAN ANTONIO

March 28, 2003

Mr. Walt Rakowitz

Pape- Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: San Miguel Subdivision, Units 1,2, & 3

MDP # 427-H

Dear Mr. Rakowitz:

The City Staff Development Review Committee has reviewed San Miguel Subdivision, Units 1,2, & 3 Master Development Plan M.D.P. # 427-H. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The Development services Engineering Division has cited the following conditions as part of their conditional approval:
 1. A right-turn deceleration lane is recommended if conditions are adaptable at the entry.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rakowitz
Page 2
March 28, 2003

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is stylized with a large, sweeping initial "E" and a long, horizontal stroke extending to the right.

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER.

1189

TRAUTMANN DEVELOPMENT, L.C.
1202 DEL MAR BLVD., SUITE 6
LAREDO, TX 78045
(956) 717-2426

NBC BANK LAREDO, N.A.
LAREDO, TX 78042

88-465/149

3/19/2002

PAY TO THE
ORDER OF CITY OF SAN ANTONIO

\$**397.00

Three Hundred Ninety-Seven and 00/100*****

DOLLARS

CITY OF SAN ANTONIO

MEMO

MDP

⑈001189⑈ ⑆111490452⑆ 005155⑈

Ad A. Taul

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES A SECURITY SCREEN - HOLD AT ANGLE TO VIEW

MP

FAX

To: Patricia Renteria
Fax: 207-7897
Date: 8-27-02
Re: San Miguel

Total Pages (Including Cover): 3**Comments:**

Please update this approval. Thanks Walt

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 27 PM 2:26

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

From: Walt Rakowitz Project No.: 5409-25

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone 210 375 9000 | Fax 210 375 9010 | info@pape-dawson.com



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

0203004
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM

(Check One)

- ☐ Master Development Plan (MDP) (Form)
- ☒ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPC)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Post-it Fax Note 7671		Date 8/27/02	# of pages 2
To Walt	From		
Co./Dept PD	Co	SAWS	
Phone #	Phone #		
Fax # 375-9010	Fax #		

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H/02-006

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 27 PM 2:26
SAN ANTONIO WATER SYSTEM
ACQUEDUCT STATION

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

05-000

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 27 PM 2:26

K. M. Meyer
Signature

Manager
Title

7-12-02
Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG 27 PM 1:01

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

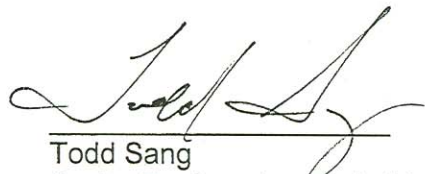
SUBJECT: San Miguel Subdivision, PUD / MDP (Update) Level 1 T.I.A.

Date: August 27, 2002

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the San Miguel Subdivision, PUD / MDP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 137 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 138 peak hour trips. These trips will be distributed through one gated-access on Canyon Golf Road lined up with Fairway Springs.

Due to the amount of northbound right-turn vehicles into this single-point entry, a right-turn deceleration lane is recommended if existing conditions are adaptable.


Todd Sang
Senior Engineering Technician

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2002TIA0405

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
Public Works Department

02 JUL 29 AM 9:44

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: San Miguel Subdivision, PUD / MDP Level 1 T.I.A.

Date: July 29, 2002

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the San Miguel Subdivision, PUD / MDP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 137 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 138 peak hour trips. These trips will be distributed through one gated-access on Canyon Golf Road lined up with Fairway Springs. Due to the amount of northbound right-turn vehicles into this single-point entry, a right-turn deceleration lane shall be constructed prior to the completion of this project.



Todd Sang
Senior Engineering Technician

Approved by:



Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2002TIA0405

FILE/MDP

Michael Herrera

From: Walt Rakowitz [wrakowitz@pape-dawson.com]
Sent: Thursday, December 19, 2002 10:27 AM
To: Michael Herrera
Subject: San Miguel

As per your conversation with Drake Thompson, the reason we have not sent in the copies of the PUD/MDP plan for San Miguel is because the owner is considering a possible land plan change for units 2 and 3. If this is the case we will resubmit copies of the modified plan for re-review. If he decides against this we will submit copies of the current plan for approval and for the planning commission.

Thanks for your help.
Walt

Walt Rakowitz, EIT
Pape-Dawson Engineers, INC.
555 East Ramsey
San Antonio, Texas 78216
Phone: 210.375.9000
Fax: 210.375.9010
wrakowitz@pape-dawson.com

City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 12 PM 4:00

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: San Miguel Subdivision
File #427-H/02-006

November 8, 2002

Salado Creek Watershed

Storm Water Engineering has reviewed the MDP/PUD for San Miguel Subdivision and offers the following comment:

1. The only pending issue on this project was detention. A decision was made that this PUD would be allowed to pay the fee in lieu of detention. Therefore, we recommend this project for approval.



LeeAnne Lutz, E.I.T.
Senior Engineering Associate
Storm Water Engineering

02 AUG 19 AM 8:11

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: San Miguel Subdivision
File #427-H/02-006

August 14, 2002

Salado Creek Watershed
Second Review

Storm Water Engineering has reviewed the MDP/PUD for San Miguel Subdivision and comments are as follows:

1. A Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC.
2. This development is above NRCS Dam No.8 and detention will be required.

At this time, this project is not recommended for approval.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering
207-5012

02 APR 11 AM 8:35

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Michael Herrera
FROM:	LeeAnne Lutz, E.I.T.
COPIES TO:	Samuel Carreon P.E., Arturo Villarreal, P.E. , File
SUBJECT:	San Miguel Subdivision File #427-H/02-006

April 11, 2002

Storm Water Engineering has reviewed the MDP/PUD for San Miguel Subdivision and comments are as follows:

1. The project submittal is incomplete and not recommended for approval.
2. A preliminary engineering report is required at the MDP/PUD phase. The requirements include portions of the Storm Water Management Plan (section 35-B119) and the COSA Floodplain Submittal Checklist (Appendix B, page B-22). Please contact Storm Water Engineering to discuss the required components of the report.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering
207-5012

TRANSMITTAL



To: City of SA

Date: 3-26-03

Attn: Planning Dept - Michelle
3rd Floor

Re: San Miguel PUD / MDP

QUANTITY	DESCRIPTION
23	PUD / MDP
2	8 1/2" x 11"

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 26 PM 4:05

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Please remove the hold on this job
and submit to Planning Committee

From: _____ Project No.: _____

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -4 PM 2:

Date: March 25, 2002

(check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Plat Certification Request ☐ Pedestrian Plan (PP)
☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H

102-006

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☒ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

RECEIVED

APR 15 2002

PARK PROJECT SERVICE
S.A. PARK-REC DEPT.

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Reportedly, filing date precludes this
development from my review under
38-503 of the new VDC. ✓

200-501

✓

John D. S. Smith Senior Planner 8-28-02
Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8/8/02

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel, FILE # 427-H/02-006

2nd Review Please fax any comments to Drake Thompson @ **375-9010**

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

August 17, 2001

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Development shall Follow Traffic
Impact Analysis Requirements

~~Remove~~

X

WITZ

Christi Soto

Signature

Senior Assoc. Engr.

Title

09/03/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

02 SEP - 3 AM 11:01
DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO
10:11 AM
DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO
02 SEP - 3 AM 11:01



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN
DEPARTMENT OF

02 APR -4 F

(Check One)

Date: March 25, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H / **02-006**

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- Lot 2 THRU 14
1. 1' NON ACCESS ESM'T ON THE CANTON GOLF ROAD SIDE
 2. (ENTRANCE) AT GATE, PAVEMENT WIDTH 18' ON
BOTH SIDES OF MEDIAN, INSTEAD OF 16'

100-501

3. SIGHT DIST. MUST COMPLY WITH "AASHTO"

Robert Lombardo

Signature

ENG. TECH

Title

7/10/02

Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -4 PM 2: 06

(Check One)

Date: March 25, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H

102-006

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☒ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- coordinate tree preservation

200-501

ORed

Signature

City Arborist

Title

5/23/02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 APR -4 PM 2:00

(Check One)

Date: March 25, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H / **02-006**

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☒ Bexar County Public Works

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

ms.
August 17, 2001

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Approval pending on the following comment:
A flood study has to be completed to determine the
Base Flood Elevations.

200-501

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 18 PM 1:47

Amos E. Cordova Civil Engineer 4-18-02
Signature Title Date

Please return this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTO
DEPARTMENT OF PLAI

02 APR -4 PM 2:00

(Check One)

Date: March 25, 2002

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major | <input type="checkbox"/> Minor |
| <input type="checkbox"/> Other: _____ | |

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H / **02-006**

*(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation*

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan
<input checked="" type="checkbox"/> Major Thoroughfare
<input type="checkbox"/> Neighborhoods
<input type="checkbox"/> Historic
<input type="checkbox"/> SAWS Aquifer
<input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage
<input type="checkbox"/> TIA
<input type="checkbox"/> Zoning
<input type="checkbox"/> Tree Preservation
<input type="checkbox"/> Parks – Open Space
<input type="checkbox"/> Fire Protection
<input type="checkbox"/> Bexar County Public Works |
|--|--|

***Note:** Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: CANYON GOLF ROAD IS ON THE MTP REQUIRING
A MIN OF 86' ROW. PROPOSE PLAT ADDRESSES: THOROUGHFARE.

100-501


Signature

Planner
Title

04/12/02
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM 2: 06

(Check One)

Date: March 25, 2002

- ☐ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Traditional Neighborhood Development(TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H / **02-006**

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☒ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Other: _____ ☐ Fire Protection
- ☐ Bexar County Public Works

Note: Master Plan Submittals (**ONLY**) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

200-501



Signature

SR. PLANNER

Title

4-8-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: March 25, 2002

- ☐ Master Development Plan (MDP) (Formally POADP) ☐ P.U.D. Plan
- ☒ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: San Miguel Subdivision PUD/MDP

FILE # 427-H

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☒ Other: Disability Access ☐ Fire Protection
- (sidewalks) ☐ Bexar County Public Works

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Michael O. Donald

Signature

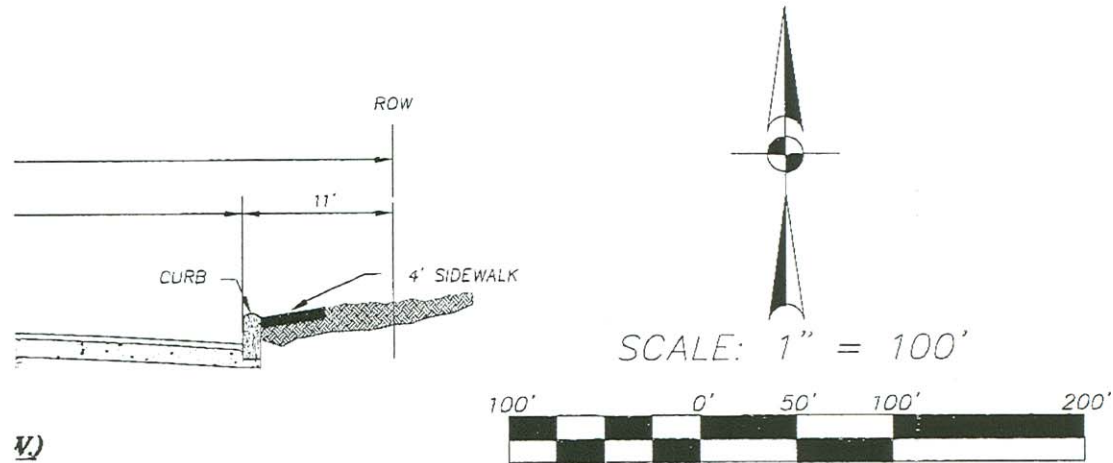
Planner II

Title

9-6-02

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



V)

PUD PLAN NOTES:

1. FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREET WIDTHS ARE AS INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. ALL PROPERTY SHOWN AS GREENBELT /COMMON AREA WILL BE PASSIVE OPEN SPACE.
9. HOMEOWNERS IN SAN MIGUEL SUBDIVISION DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAT APPROVALS AND ANNEXATION BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION.
10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

NOTES:

1) THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON A 34.29 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1298-1306 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

NOTE:

THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: SOUTHWESTERN BELL
 TELEPHONE COMPANY

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)									
PHASE/ UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SEPT. 2002	SINGLE FAMILY RESIDENTIAL	12.06	45	3.7	3.64	2.12	6.30	0.52
2	SEPT. 2003	SINGLE FAMILY RESIDENTIAL	12.14	51	3.9	4.12	1.89	6.13	0.50
3	SEPT. 2004	SINGLE FAMILY RESIDENTIAL	11.14	41	3.7	3.31	1.39	6.44	0.58
TOTALS/AVERAGE			35.34	137	3.8	11.07	5.40	18.87	0.53

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	137
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.8
FLOOR AREA RATIO	0.251
PASSIVE OPEN SPACE (ACRE)	0.8363

SAN MIGUEL SUBDIVISION

(UNITS 1, 2, & 3)

P.U.D. / M.D.P. PLAN

POADP REVISION HISTORY

<i>POADP NAME</i>	<i>POADP #</i>	<i>ACCEPTED DATE</i>
<i>CANYON SPRINGS RANCH</i>	<i>427</i>	<i>3/6/95</i>
<i>CANYON SPRINGS VALLEY</i>	<i>427-B</i>	<i>4/27/98</i>
<i>SAN MIGUEL SUBDIVISION</i>	<i>427-H</i>	



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -5 PM 12:47

(Check One)

Date: _____

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: San Miguel Subdivision PUD/MDP FILE # 427-H/02-006

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for 4/12/02 before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Please submit sidewalk or pedestrian
access plans inclusive of entrance detail.

U. Elor Donald

Signature

Planner II

Title

4-9-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

San Miguel Sub'd Unit 1	Pape Dawson	4/4/2002	4/5/2002		
Put on hold by Eng. 12/18/02					

4/5/2002	4/12/2002	Y	4/5/2002	4/9/2002	N	4/5/2002	4/8/2002	Y
			9/6/2002	9/6/2002	Y			

4/5/2002	7/10/2002	N	4/5/2002	8/27/2002	Y	4/5/2002	5/23/2002	Y
8/9/2002	9/3/2002	Y						

4/5/2002	8/28/2002	Y	4/5/2002	4/11/2002	N			4/5/2002
			8/19/2002	8/19/2002	N			
			11/8/2002	11/8/2002	Y/C			

4/18/2002	Y/C					4/24/2002